

PRINCETON PLANNING BOARD

**MINUTES OF THE REGULAR MEETING
Thursday, July 11, 2013**

**PRINCETON - MAIN MEETING ROOM
Princeton, NJ**

PRESENT: Julie Capozzoli, Jenny Crumiller, Wanda Gunning, Bernie Miller, Julie Nachamkin, Timothy Quinn, Marvin Reed, Gail Ullman, Mildred Trotman, Cecelia Birge

ABSENT: No one

ALSO PRESENT: Gerald Muller, Board Attorney; Lee Solow, Director of Planning; Ilene Cutroneo, Board Secretary; Jack West, Land Use Engineer; Derek Bridger, Zoning Officer

Chairperson Gunning opened the meeting at 7:35 pm, acknowledging the opening statement as required by the Open Public Meetings Act, stating that notice of this meeting was adopted on January 17, 2013 and published on February 1, 2013.

ANNOUNCEMENTS: Mrs. Gunning reminded the Board of its upcoming meetings scheduled for July 18 and July 25.

HEARINGS:

- a) AVALONBAY COMMUNITIES, INC. – continued from 6/27/13
Major Site Plan w/variances
Witherspoon Street; Block 21.02, Lot 1; Block 7101, Lots 8-14
File #P1313-047P

Maurice Rached, PE (applicant's traffic engineer) was sworn in and accepted as an expert witness. Mr. Rached provided his material using a PowerPoint presentation that was marked as exhibit A1 from the prior meeting. Mr. Rached reviewed his findings and determined that the level of service with the proposed use will either remain the same or improve from the prior hospital use.

Board members questioned the traffic statistics and questioned how the counting took place, whether bicycle and pedestrian usage was factored into the count and how the hospital statistics could be compared to residential statistics. Concerns were also raised that the new rush hour vehicular movements would conflict with the public students' population safety in getting to school.

Brian Stankus, PE, the Board's traffic consultant, was sworn in and questioned the data and analysis used in determining the traffic counts. Mr. Rached responded that all information was taken into account and a conservative estimate was provided. Concerns were raised by

Board members and staff regarding the need to enhance the sidewalk networks due to the number of children walking to John Witherspoon Middle School and the High School.

Mr. Wolfe, previously sworn, used a PowerPoint presentation (exhibit PB2) to discuss the roof line and provide an alternative that was discussed by a subcommittee of SPRAB members and recommended to the applicant.

Mr. Metz was recalled and used a different PowerPoint presentation (exhibit A3) advising that the applicant attempted to incorporate the comments from SPRAB but stated that in his opinion the roofline changes were not a good practice and may create a less desirable product. It was also noted that the recommendation to remove the columns from the bridge cannot be accomplished as it will create a structural issue which would render the bridge as unsafe. Mr. Metz responded to the questions regarding bicycle storage and affordable units noting that the garage has the capacity to store an increased number of bikes and that the affordable units are distributed throughout all buildings and on all floors.

Mr. Metz discussed the permeability of the site as it allows access through the site by vehicle, pedestrian and visualization. Mr. Metz advised that the development is not a gated community and there is not restricted access with the exception of the courtyard which is considered the resident's backyard and functions the same as in any suburban development. Mr. Metz also reviewed the changes made to buildings 1 and 2, and the trash area for the townhomes.

Mrs. Gunning questioned if the applicant was providing emergency generator equipment in a development of this size. Mr. Kasuba advised that it was not proposed at this time. Mr. Vogel added that given the problems with recent storms in other locations, the applicant agreed to look into the possibility of providing such equipment.

Mr. Carvin reviewed the changes made to the landscape plan regarding plantings, changes in trash and recreation fixtures. It was also noted that 20 bike racks have been provided which can accommodate 40 bikes. Mr. Reed asked if the bus stop could be moved closer to Leigh Avenue. Testimony was presented that the bus stop is at a natural location as it provides access to the open space areas without utilizing steps.

Mr. Lange, using exhibit A3, provided testimony regarding the variances and noting that he was able to eliminate the height variance as shown on sheet L5. In addition Mr. Lange reviewed the height to set back ratio and building separation variances needed for the townhomes.

Board members discussed the signage and whether the hospital required variances for its signs. Derek Bridger, was sworn in and advised that the hospital received numerous variances. A consensus of Board members supported the applicant's request for the sign proposed. Mr. Kasuba advised that the applicant has gone to great lengths to listen to the concerns raised by Board members and members of the public and tried to accommodate as many changes as possible.

Meeting recessed at 9:40 pm and resumed 9:50 pm with the following in attendance:

PRESENT: Julie Capozzoli, Jenny Crumiller, Wanda Gunning, Bernie Miller, Julie Nachamkin, Timothy Quinn, Marvin Reed, Gail Ullman, Mildred Trotman, Cecelia Birge

ABSENT: No one

ALSO PRESENT: Gerald Muller, Board Attorney; Lee Solow, Director of Planning; Ilene Cutroneo, Board Secretary; Jack West, Land Use Engineer; Derek Bridger, Zoning Officer

HEARING (continued):

- a) AVALONBAY COMMUNITIES, INC. – continued from 6/27/13
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File #P1313-047P

Chairperson Gunning opened the meeting to public comments at this time.

The following members of the public speaking against the project were sworn and read from prepared statements: Louis Slee, Spruce Street; Marco Gottardis, Harris Road; Stephen Griffies, Maple Street; Victoria Airgood, address not provided; Jeff York, address not provided; Yoshie Driscoll, Harris Road; Grace Sinden, address not provided; Jane Buttars, Dodds Lane; Robert Dodge, Maple Street; Vincent Giordano, address not provided.

The following members of the public were sworn in and spoke against the project using electronic presentations: Areta Pawlynsky, Harris Road; Joe Weiss, Leigh Avenue; Paul Driscoll, Harris Road.

Alan Hegedus, address not provided, was sworn in and spoke against the application stating the schools are not able to handle an increase to the school population because of this residential project.

Diane Landis, representing Sustainable Princeton, was sworn in and offered the organization's assistance to create a sustainable development.

The following members of the public were sworn in and spoke in support of the project: David Kedde, David Brearly Court, noting it is a sustainable project as it provides walkability; Barbara Trelstad, Firestone Court, addressed the affordable housing component it offers; Samuel Bunting, Dempsey Avenue, recommended that consideration be given to having access to ZipCar in the garage.

Ron Berlin, address not provided, was sworn in and stated that the applicant was not in compliance with the requirements to provide open space as building one had an enclosed open

space area not available to the public. Mr. Muller advised that the ordinance does not require all open space be made accessible to the public.

Lou Carnevale, Harris Road; was sworn in and questioned why the applicant didn't extend the hedge to his property. Mr. Carnevale also expressed concern regarding possible noise problems with the placement of the compactor and trucks backing out of the alley.

Mrs. Gunning asked staff to keep track of conditions on the application and carried the matter to the meeting of July 18, 2013 and advising that no further notice is required. Motion was made by Mrs. Trotman and seconded by Mr. Miller to adjourn. Meeting adjourned at 11:30 pm.

Respectfully submitted,

Dated: 8/15/13

Ilene Cutroneo, Secretary
PLANNING BOARD OF PRINCETON

Adopted: 6/5/14

Wanda S. Gunning, Chair
PLANNING BOARD OF PRINCETON

ADOPTED - NOT OFFICIAL COPY